089.0	0002	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	728,200 /	728,200
					USE VALUE:	728,200 /	728,200
					ASSESSED:	728,200 /	728,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		LANSDOWNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERKSON RANDOLPH F--ETAL
Owner 2:	BERKSON DONNA K
Owner 3:	
Street 1:	8 LANSDOWNE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .094 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Wood Shingle Exterior and 1932 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4096.000	348,200		380,000	728,200
Total Card	0.094	348,200		380,000	728,200
Total Parcel	0.094	348,200		380,000	728,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.92 | /Parcel: 376.92

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct: 56281

GIS Ref:

GIS Ref:

Insp Date: 11/07/18

!7206!

PREVIOUS ASSESSMENT

Parcel ID: 089.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	348,200	0	4,096.	380,000	728,200		Year end	12/23/2021
2021	101	FV	337,600	0	4,096.	380,000	717,600		Year End Roll	12/10/2020
2020	101	FV	337,600	0	4,096.	380,000	717,600	717,600	Year End Roll	12/18/2019
2019	101	FV	250,900	0	4,096.	385,400	636,300	636,300	Year End Roll	1/3/2019
2018	101	FV	250,900	0	4,096.	287,700	538,600	538,600	Year End Roll	12/20/2017
2017	101	FV	250,900	0	4,096.	260,600	511,500	511,500	Year End Roll	1/3/2017
2016	101	FV	250,900	0	4,096.	249,700	500,600	500,600	Year End	1/4/2016
2015	101	FV	244,700	0	4,096.	211,700	456,400	456,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:11:46

LAST REV

Date	Time
07/31/19	11:38:01
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7206

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15953-555		1/1/1985		128,900	No	No		Y

USER DEFINED

Prior Id # 1:	56281
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/2003	177	Dormers	40,000					Add 2 BRms & 1 FBa

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
3/30/2009	Measured	345	PATRIOT
7/14/2005	Permit Visit	BR	B Rossignol
1/24/2000	Measured	163	PATRIOT
8/4/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4096		Sq. Ft.	Site		0	70.	1.33	5									380,016						380,000	

Total AC/HA: 0.09403 | Total SF/SM: 4096 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 380,016 | Spl Credit | Total: 380,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.19347823
Const Adj.:	0.99989998
Adj $ / SQ:	155.137
Other Features:	88678
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	427715
Depreciation:	79555
Depreciated Total:	348160

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 5 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	M
Totals			
1	8	5	

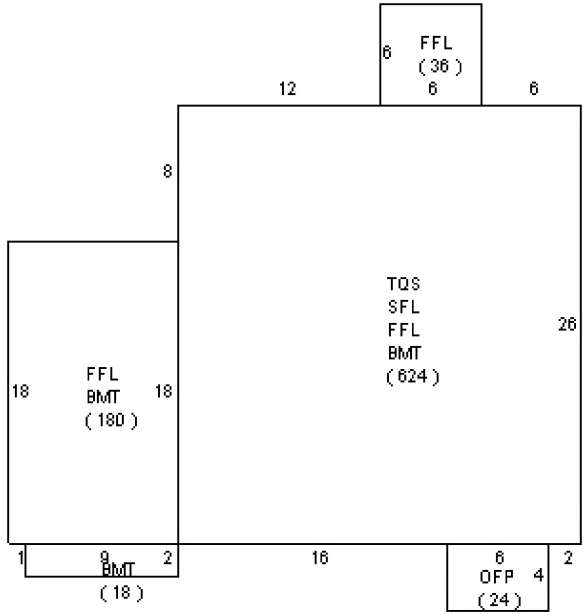
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	155.14
Special Features:	0	Val/Su Net:	125.34
Final Total:	348200	Val/Su SzAd	180.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	840	155.140	130,315
BMT	Basement	822	46.540	38,257
SFL	Second Floor	624	155.140	96,805
TQS	3/4 Story	468	155.140	72,604
OFP	Open Porch	24	44.000	1,056

Net Sketched Area: 2,778 | Total: 339,037

Size Ad 1932 | Gross Area 2934 | FinArea 1932

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

089.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: